

Message Text

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43

ACTION EUR-12

INFO OCT-01 ISO-00 SY-05 FBOE-00 A-01 MMO-04 OPR-02 EURE-00

OC-05 CCO-00 SSO-00 NSCE-00 SCA-01 /031 W

----- 084007

O 311745Z OCT 75

FM AMCONSUL MONTREAL

TO SECSTATE WASHDC IMMEDIATE 6908

INFO AMEMBASSY OTTAWA IMMEDIATE

UNCLAS SECTION 1 OF 2 MONTREAL 1773

E.O. 11652: N/A

TAGS: AFSP, ABLD, CA

SUBJ: PROPOSED CONSULATE GENERAL MOVE TO PLACE DESJARDINS

1. FOLLOWING CONSTRUCTION SPECIFICATIONS AND COST
ESTIMATES FURNISHED BY BERGERON THIS DATE:

"11TH FLOOR

1 - SOUND PROOF PARTITIONS MADE OF 2 1/2 STEEL STUDS,
1/2 GYPROC ON BOTH SIDES INSULATED INSIDE WITH
FIBERGLASS, THIS PARTITION IS TO BE BUILT UP TO
THE SLAB ABOVE.

6,500 SQ. FT. \$ 14,300.00

2 - STANDARD PARTITION: TO BE MADE OF 2 1/2 STEEL
STUDS AND 1/2 GRYPROC ON BOTH SIDES, THIS PARTITION
TO BE UILT UP TO SUSPENDED CEILING.

3,960 SQ. FT. 7,920.00

3 - VAULT WALLS: TO MADE OF 8 INCHES CONCRETE
BLOCKS WITH CONCRETE FILLED AND 1/2 INCH STEEL
REINFORCING RODS AND TO BE FINISHED WITH FURRING
STUDS AND DRYWALLS.

1,560 SQ. FT. 9,360.00

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4 - DOORS: PLACE DESJARDINS STANDARD SOLID CORE

DOORS PAINT GRADE MOUNTED ON BIRCH FRAME.

47 9,400.00

5 - CARPET: NYLON 28 OZ. CARPET.

1,575 SQ. YD. AT 12.00 18,900.00

- COLOR OF CHOICE, INSTALLATION INCLUDED.

6 - PAINTING: TO PAINT DRYWALLS, DOORS AND MILL-
WORK WITH 3 COAST OF GOOD QUALITY PAINT.

3,680.00

7 - BASEBOARD: 2 1/2 INCHES VINYL COVE BASEBOARD.

1,773 LI. FT. 975.00

8 - PLUMBING: 2 COMPLETE TOILETS, 1 SHOWER AND
1 SINK FOR PNATRY.

4,800.00

- INCLUDING HOT AND COLD WATER VENT AND DRAINS.

9 - TOILET FINISHES: CERAMIC FLOOR TILES AND
CERAMIC WALL TILES IN 2 BATHROOMS.

1,600.00

10 - TELEPHONE AND POWER OUTLETS OVER AND ABOVE
PLACE DESJARDINS STANDARD SCHEDULE B OF LEASE.

4,500.00

11 - REARRANGEMENTS OF LIGHTING FIXTURES AND SWITCHES
TO ACCOMMODATE YOUR LAYOUT.

3,400.00

12 - REARRANGEMENT OF SPINKLER HEADS TO ACCOMMODATE
YOUR LAYOUT.

7,740.00

13 - COAT CLOSETS INCLUDING DOORS, SHELVES AND BARS.
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80 LI. FT. 4,000.00

14 - MILLWORK: COUNTERS FOR PANTRY, SHELVES FOR STO-
RAGE AND VANITY FOR BATHROOM.

3,500.00

15 - AIR CONDITIONING:

- VAULT: TO SUPPLY AN INDEPENDENT SYSTEM FOR
SUPPLY AND EXHAUST AIR CONDITIONED.

4,500.00

B. SCREENING ROOM: BUILT UP AIR, ADDITIONAL DIF-
FUSERS AND CONTROL FOR AN OCCUPANCY OF 70 PEOPLE.

6,000.00

C. CONFERENCE ROOM: ADDITIONAL EXHAUST SYSTEM FOR
AN OCCUPANCY OF 12 PEOPLE.

3,500.00

D. SOUNDPROOF OFFICER: TRANSFER DUCT MUFFLER TO
EXHAUST OFFICES WHICH WALLS ARE BUILT UP TO SLABS.

2,200.00

E. REBALANCE COMPLETE AIR CONDITIONING SYSTEM.

2,500.00

TOTAL OF CONSTRUCTION COST \$112,775.00

16. CITY PERMIT. 224.00

17. BUILDING CHARGES: ELEVATOR CHARGE, TEMPORARY
ELECTRICITY, MATERIAL HANDLING, ETC.

7,330.00

18. ENGINEERING FEE FOR MECHANICAL AND ELECTRICAL
ALTERATIONS.

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1,500.00

19. DESIGN FEE AND GENERAL CONSTRUCTING FEE.

16,916.00

TOTAL \$138,745.00

GROUND FLOOR

1. CONCRETE TOPPING: 2 TO 3 INCHES TOP-
PING OVER EXISTING SLAB, PROPER REINFORCING AND
MADE SMOOTH TO RECEIVE FLOOR FINISHES.

9,500.00

2. FINISHING OF DEMISHING WALLS AND COLUMNS: 1 INCH

FURRING STUDS OVER ALL EXISTING COLUMNS AND
BLOCK WALLS FINISHED WITH 1/2 INCH GYPROC READY FOR
PAINTING.

9,210.00

3. ELECTRICAL:

A. ELECTRICAL ENTRY AND POWER DISTRIBUTION IN-
CLUDING TRANSFORMER BUST DUCT SWITCH, TELEPHONE
WIRING CONDUITS, ETC.

38,000.00

B. LIGHTING FIXTURES AND SWITCHES. 18,800.00

C. DUPLEX OUTLETS AND EMPTY TELEPHONE CONDUITS.

7,125.00

4. CEILING: SUSPENDED ACOUSTICAL CEILING 5 AND T
SYSTEM WITH 5/8 INCH MINERAL TILES INCLUDING CUT-
TING FOR DIFFUSERS, SPRINKLERS AND LIGHTING FIXTURES.

17,000.00

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INFO OCT-01 ISO-00 SY-05 FBOE-00 A-01 MMO-04 OPR-02 EURE-00

OC-05 CCO-00 SSO-00 NSCE-00 SCA-01 /031 W

----- 083953

O 311745Z OCT 75

FM AMCONSUL MONTREAL

TO SECSTATE WASHDC IMMEDIATE 6909

INFO AMEMBASSY OTTAWA IMMEDIATE

UNCLAS SECTION 2 OF 2 MONTREAL 1773

5- BATHROOMS

A- PLUMBING

11,600.00

- INCLUDING HOT AND COLD WATER, FIXTURES, VENT, DRAIN.

B- TOILET PARTITIONS (METAL).

1,600.00

C- FLOOR AND WALLS FINISHED IN CERAMIC TILES.

3,500.00

D- ACCESSORIES: MIRROR, TOILET PAPER DISPENSER, ETC.

1,000.00

E- DRINKING FOUNTAIN.

1,200.00

6- DRYWALL PARTITIONS: SOUNDPROOF SAME SPECIFICATIONS
AS 11TH FLOOR.

18,240.00

7- GLASS PARTITIONS: 3/8 INCH GLASS, MOUNTED ON
WOOD FRAME, PAINT GRADE WITH DRYWALL ABOVE.

2,016.00

8- LOW PARTITIONS: LANDSCAPE TYPE.

2,800.00

9- FLOOR FINISHES: CARPET SAME SPECIFICATIONS AS
11TH FLOOR FOR HALF OF TOTAL AREA.

8,400.00

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VINYL ASBESTOS TILES FOR THE OTHER HALF. 4,750.00

10- BASEBOARD: SAME SPECIFICATIONS AS 11TH FLOOR.

952.00

11- PAINTING: OF WALLS, DOORS AND SHELVES.

6,375.00

12- DOORS: SAME AS 11TH FLOOR.

6,000.00

13- RAMPS FROM RECEPTION: MADE OF PLYWOOD ON WOOD
STRUCTURE TO BE FINISHED WITH VINYL ANTI-SKID TILES.

2,500.00

14- MILLWORK: 70 LI. FT. OF COUNTERS ARBORITE FINISH.

8,750.00

15- COAT CLOSETS: 20 LI. FT. OF COAT CLOSETS INCLUDING
DOORS, SHELVES AND BARS.

1,000.00

TOTAL 182,318.00

16- CITY PERMIT.

364.00

17- BUILDING CHARGES: TEMPORARY ELECTRICITY, TEMPORARY
HEAT, MATERIAL HANDLING, ETC., BASED ON 0.70 PER
SQUARE FOOT.

7,125.00

18- ENGINEERS FEE FOR ELECTRICAL DESIGN.

4,500.00

19- DESIGN AND GENERAL CONSTRUCTING FEE.

27,347.00

TOTAL \$ 221,654.00

GRAND TOTAL \$ 360,399.00"

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2. NOTE THAT THESE ESTIMATES DO NOT INCLUDE ANY REQUIREMENTS FOR
PHYSICAL MOVE OF FURNISHINGS (EST. \$17-18,000); TELEPHONE
RELOCATION (EST. NOT AVAILABLE YET); SECURITY INSTALLATIONS
(DEPENDENT ON SY'S REQUIREMENTS); C&R INSTALLATIONS (DEPENDENT
ON ADDITIONAL OC'S REQUIREMENTS PLUS VAULT DOORS WHICH WILL BE
REQUIRED); CURTAINS WHICH WILL ADD TO GROUND FLOOR LEVEL
SECURITY, HELP REDUCE THE SUNLIGHT, AND ADD
AESTHETICALLY TO THE APPEARANCE OF THE OFFICES. BY ROUGH
ESTIMATE, WINDOW SPACE REQUIRING DRAPING OF SOME SORT IS:
11TH FLOOR - APPROXIMATELY 130 PANELS OF 36-40" MATERIALS, 10
FEET LONG EACH;
GROUND FLOOR - APPROXIMATELY 125 PANELS, 36-40" MATERIAL, 15
FT. LONG EACH. COST OF AIR CONDITIONING AT GROUND FLOOR LEVEL
TO BE SUPPLIED BY PLACE DESJARDINS WILL BE FORWARDED TO THE
DEPARTMENT AS QUICKLY AS THE ESTIMATE IS RECEIVED.

3. ESTIMATES AS CLOSE AS POSSIBLE BUT CONTINGENCIES COULD
CAUSE ADJUSTMENTS.

4. APPRECIATE FACT TOTALS SUGGEST WE PLAN BUILD WITH SOLID GOLD.
FACT IS, HOWEVER, THAT DUE UPCOMING OLYMPICS ALL ELEMENTS
CONSTRUCTION INDUSTRY HAVE HAD STRANGLEHOLD HERE FOR PAST
TWO YEARS AND SOARING COSTS FOUND NOT ONLY IN DIRECT CONSTRUCTION
LABOR ITSELF BUT ALSO IN BUILDING MATERIALS. (SETTLEMENT OF
STRIKES THREATENING TIMELY COMPLETION OF FACILITIES HAVE DRIVEN
PRICE OF MAIN STADIUM FROM INITIAL ESTIMATE OF ONE SEVENTY
FIVE MILLION TO PRESENT ESTIMATE OF FOUR FORTY EIGHT MILLION FOR
EXAMPLE.) EFFECT HAS SPREAD OVER ALL, NOT JUST OLYMPICS,
CONSTRUCTION PROJECTS.

5. COPY OF FLOOR PLANS AND A COPY OF MR. BERGERON'S LETTER

WILL BE TRANSMITTED BY MAIL.
HARPER

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Message Attributes

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Margaret P. Grafeld
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06 JUL 2006

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